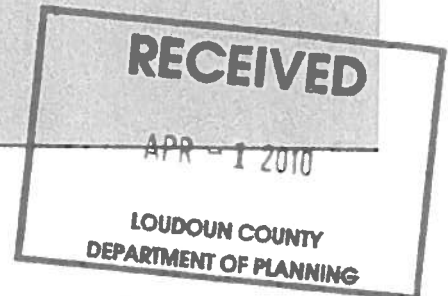


County of Loudoun
Department of Planning
MEMORANDUM



DATE: April 1, 2010

TO: Marchant Schneider, Project Manager
Land Use Review

FROM: Joe Gorney, AICP, LEED AP, Senior Planner
Community Planning

A handwritten signature in black ink, appearing to be "JCG", written over the "FROM:" line.

**SUBJECT: SPEX 2009-0040, SPEX 2009-0041, SPMI 2010-0001, & CMPT 2010-0002,
Potomac Interceptor Odor Abatement Site**

EXECUTIVE SUMMARY

The District of Columbia Water and Sewer Authority proposes an odor abatement facility within an existing easement within Algonkian Park to rectify odor issues associated with the Potomac Interceptor sewer line and to preclude corrosive conditions within the sewer system. The project site is within a treed area and the Potomac River floodplain and would be accessed via an existing private gravel driveway. The site is approximately 1,150 feet from the nearest residence.

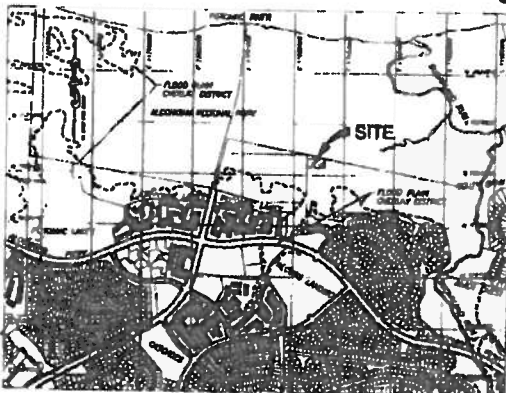
The odor abatement facility would rectify an existing environmental concern, would be constructed in conjunction with an existing utility line, and is in conformance with the wastewater policies of the Revised General Plan. In addition to the treatment of odors within the Potomac Interceptor, the facility would limit the formation of corrosive conditions, helping to maintain the satisfactory condition of the system, and protect the public health.

To be fully consistent with the Comprehensive Plan, staff recommends that the applicant provide commitments regarding stormwater management, wetlands, forest resources, screening, and building design.

BACKGROUND

The District of Columbia Water and Sewer Authority (DCWASA) requests a Special Exception and Commission Permit to allow a sanitary sewer odor abatement facility in the Planned Development - Housing (PD-H4) zoning district, a Special Exception to allow a structure required for the operation of a public utility to locate in the Floodplain Overlay District, and a Minor Special Exception to modify the required Type 4 landscape buffer.

The Odor Abatement Facility is proposed along the Potomac Interceptor sewage conveyance line at Site #46, Potomac Lakes Parcel H-5 (PIN 010-10-0295) to provide long-term control of odors associated with the sewage line. The facility would also limit the formation of corrosive conditions with the sewer system, thereby maintaining the integrity of the sewer pipes and protecting the public health. The area of the Special Exception covers approximately 11.5 acres of a larger 99.8 acre parcel. The proposal includes a 1,350 square-foot building and a driveway/loading area of approximately 3,200 square feet. The limits of disturbance are approximately 16,800 square feet. Access is provided via an existing private, gated, gravel driveway from Cascades Parkway/Fairway Drive, which is located to the west of the site.



Vicinity Map

The site is located within the Algonkian Regional Park, to the north of the Potomac Lakes residential development, and to the east of the Potomac Lakes Sportsplex. The area of the Special Exception is within the Potomac River floodplain and features river and stream corridor resources, forest resources, and possible archaeological features.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The subject site is governed under the policies outlined in the Revised General Plan. It is located within the Potomac Community of the Suburban Policy Area and is designated for Residential uses (Revised General Plan, Chapter 6, *Suburban Community Boundaries Map*, and Chapter 7, *Planned Land Use Map*).

Specifically, the wastewater policies of Chapter 2 (Planning Approach) of the Revised General Plan apply to the proposed development. The environmental features on the subject site were assessed applying the Green Infrastructure policies of Chapter 5 (The Green Infrastructure: Environmental, Natural, and Heritage Resources) of the Revised General Plan, including policies pertaining to river and stream corridor resources, forest resources, plant and wildlife habitats, and archaeological resources.

ANALYSIS

LAND USE

Wastewater Treatment

The community's infrastructure, including sanitation facilities, must complement the County's land use strategy (Revised General Plan, Chapter 2, *Infrastructure*, text). More specifically, water and wastewater treatment and conveyance facilities will be planned, designed, and maintained to be compatible with County development and

environmental goals while functioning at a high level of efficiency (Revised General Plan, Chapter 2, General Water and Wastewater Policy 3).

The odor abatement facility is designed to rectify odor issues associated with the existing Potomac Interceptor sewer line. The proposed facility is approximately 1,150 feet from the nearest residence. The facility is one of a number of facilities planned along the Potomac Interceptor throughout Northern Virginia and the only facility planned in Loudoun County.

Hazardous materials to be removed from the odorous air stream and adsorbed into activated carbon granules as part of the odor abatement process include hydrogen sulfide, sulfur dioxide, and small amounts of methane. After adsorption these materials will be periodically disposed of by either being dissolved in water and returned in solution back to the Potomac Interceptor or removed still adsorbed to the activated carbon granules when the activated carbon is replaced. Granular activated carbon is highly flammable and a fire suppression system would be installed in the facility. The facility would be accessed via an existing gravel driveway, located within a forested area, and built no larger than necessary for odor abatement.

The applicant has demonstrated that the proposed odor abatement facility would rectify an existing environmental concern, would be constructed in conjunction with an existing facility, and is in conformance with the general policies of the Revised General Plan. To be fully consistent with the Comprehensive Plan staff requests that the applicant provide commitments for the issues raised below.

GREEN INFRASTRUCTURE

The Green Infrastructure is a collection of natural, cultural, heritage, environmental, protected, passive, and active resources that are integrated into a related system. These resources include major rivers, stream corridors, floodplains and wetlands, reservoirs and impoundments, mineral resources, steep slopes, vegetated landscapes, wildlife habitats, scenic corridors, parks, greenways, trails, and recreational facilities (Revised General Plan, Chapter 5, Green Infrastructure Policy 1). The County uses integrated management strategies for the Green Infrastructure to ensure that all land use planning and development respect and preserve the holistic nature of the elements of the Green Infrastructure (Revised General Plan, Chapter 5, Green Infrastructure Policy 2). The Plan calls for all development within the Suburban Policy Area to incorporate designs that fully integrate elements of the Green Infrastructure (Revised General Plan, Chapter 6, Land Use Pattern and Design Policy 2).

County Geographic Information Systems (GIS) records indicate river and stream corridor resources, including floodplains and wetlands, forest resources, and habitat on or near the site.

River & Stream Corridor Resources

River and stream corridor resources, including streams, floodplains, and wetlands, are significant elements of the Green Infrastructure. The Comprehensive Plan permits a limited number of uses in the stream corridor, including passive and active recreation, road crossings, pervious paths and trails, utilities and utility rights-of-way, public lakes and ponds, public water supply reservoirs, and planting native vegetation (Revised General Plan, Chapter 5, River and Stream Corridor Resources Policy 18).

The Revised General Plan calls for the protection of surface water resources from contamination and pollution and preventing the degradation of water quality in the watersheds. Impervious surfaces, including parking lots and rooftops, are anticipated sources of runoff and pollutants, such as litter, road salts, oil, grease, and heavy metals, which impact water quality (Revised General Plan, Chapter 5, Surface and Groundwater Resources, text). Increased storm runoff volumes and velocities could scour adjacent drainageways, impact wetland resources, and impact adjacent properties.

Design standards and principles should preserve open space and natural resources, minimize the creation of new impervious areas, and minimize increases in post-development runoff peak rate, frequency, and volume (Revised General Plan, Chapter 5, Surface Water Policy 16). Additionally, the County supports the federal goal of no net loss to wetlands (Revised General Plan, Chapter 5, River and Stream Corridor Resources Policy 23).

To protect water resources and the integrity of neighboring properties, the Revised General Plan calls for low impact development (LID) techniques, which integrate hydrologically functional designs with methods for preventing pollution (Revised General Plan, Chapter 5, Surface Water Policy 2). LID approaches seek to control runoff discharge, volume, frequency, and quality in order to mimic predevelopment runoff conditions through a variety of small-scale site design techniques. LID techniques can help reduce sedimentation and erosion, trap and remove pollutants such as nitrogen, phosphorus, metals, and organic compounds, protect wildlife habitat, store flood waters, and maintain the overall water quality of nearby streams. These facilities should be located as close as possible to impervious areas and utilize the landscape and soils to naturally move, store, and filter run-off. The associated flow reductions and water quality improvements can then benefit the receiving streams. LID techniques include:

- Native landscaping enhanced through the routing of runoff through these areas;
- Rain gardens;
- Native-vegetated drainage swales for the movement and temporary storage of runoff;
- Vegetated filter strips that slow runoff speed, trap sediment and pollutants, and provide additional water absorption;
- The collection and use of rooftop runoff for irrigation; and
- Green roofs.

The proposed facility would be constructed within the Potomac River floodplain. As part of a wastewater utility, the odor abatement facility is one of the uses anticipated within river and stream corridors. The floor elevation of the building (206.5 feet Mean Sea Level (MSL)) would be placed above the 100-year flood elevation (205.0 feet MSL) and the design of the building will take into account flood-related stresses. The existing ground elevation is approximately 197.0 feet MSL.

The applicant anticipates that approximately ¼-acre of the 11.5-acre Special Exception area would be developed with impervious surfaces, such as buildings and driveways. Although the applicant anticipates that no pollutant removal is required, the applicant states that Low Impact Development (LID) measures would be used to achieve additional pollutant removal. LID measures may include rainbarrels with storm filters and level spreaders. Level spreaders are a stormwater management devices installed at ground level that spread and slow stormwater runoff. The sheet flow discharge from the level spreaders would be directed through a wooded area to facilitate the filtration and absorption of nutrients.

Additionally, the applicant notes that jurisdictional wetlands exist within the site and that any disturbance within the designated wetland areas would be permitted by the US Army Corps of Engineers. The wetlands are located on the opposite side of the gravel driveway from the proposed facility.

Staff recommends that the applicant commit to the LID measures to be employed. Additionally, staff recommends that the applicant avoid impacts to wetlands and specify the actions to be taken during construction to avoid any direct or indirect impacts to these resources, including soil compaction.

Forest Resources

County policies encourage the preservation of existing vegetation and wildlife habitat on developing properties (Revised General Plan, Chapter 5, Forests, Trees, and Vegetation Policy 10). Additionally, the County encourages the planting of indigenous vegetation (Revised General Plan, Chapter 5, Plant and Wildlife Habitats Policy 5).

The facilities would be constructed in an area of early successional forest and impact approximately ¼-acre of forest resources. In the Statement of Justification the applicant states that "the proposed improvements have been done in such a manner that existing vegetation and wildlife will be preserved to the extent practicable while addressing the operational requirements of the facility" (*Statement of Justification, 2/5/2010, p. 4*).

Staff recommends that the applicant specify the tree protection measures to be taken during construction to protect the surrounding vegetation from any direct physical damage or from indirect impacts, including soil compaction. Staff recommends that the applicant consider the replacement of the impacted forest resources within other portions of the Special Exception area, including the south

side of the gravel access driveway, using indigenous plants. The applicant should coordinate with the County Urban Forester regarding these measures.

Vegetation & Landscape Treatment

New central wastewater and water lines and facilities should be constructed in a manner that causes the least environmental risk and visual disruption. Disturbed areas (excluding permanent access easements to reach a facility) should be stabilized with native vegetation. New treatment facilities should be screened with trees, berms, and/or shrubs (Revised General Plan, Chapter 2, General Water and Wastewater Policy 12). Lands that are critical to the quality of key water supplies will be re-naturalized, if necessary, to restore filtration and erosion control functions (Revised General Plan, Chapter 5, Surface Water Policy 1).

The odor abatement facility would be constructed adjacent to an existing sewer line. Use of existing vegetation for the buffer is being requested as the odor abatement facility is located within a wooded area and as the applicant is trying to reduce the disturbance to the existing forest to the extent practicable. The applicant requests that the facility be constructed without a fence at the request of the NVRPA to minimize disturbance of the area and to minimize distraction from the aesthetic qualities of the facility, which has been designed to replicate the appearance of a stone barn.

The applicant has included a Planting Schedule that lists the various trees and shrubs to be planted around the facility and a Planting Detail that depicts the expected location of those plants. The applicant has depicted the general location of existing vegetation, disturbed areas, parking areas, and planned trees and shrubs. All the plants listed or depicted are indigenous. Staff notes that the number and type of species in the Planting Schedule do not match the Planting Detail.

Given that the proposed facility is surrounded by existing trees to the north, east, and west, and a gravel access driveway to the south, a fence and a fully planted buffer may be unnecessary. However, staff recommends that the applicant commit to the revegetation of disturbed areas surrounding the building following construction with indigenous vegetation.

Archaeological Resources

The County will require an archaeological resources survey as part of all development applications (Revised General Plan, Chapter 5, Historic and Archaeological Resources Policy 11).

The applicant submitted an Archaeological Identification for Site 46, Algonkian Regional Park as part of the application.

Staff evaluation of the Archaeological Identification is being sent under separate cover.

BUILDING DESIGN

Building design considerations include architectural cohesiveness. The Revised General Plan states that new wastewater facilities should be constructed in a manner that causes the least visual disruption (Revised General Plan, Chapter 2, General Water and Wastewater Policy 12). Considerations include building size, exterior cladding of the building, signs, and other features that may create visual impacts on the surrounding community.

The applicant has submitted illustratives depicting the four building elevations. The building has been designed to replicate the appearance of a 19th Century stone barn with wooden shutters and doors and a metal seam roof at the request of the property owner, the Northern Virginia Regional Park Authority. According to the building illustratives, the proposed building is approximately 34 feet tall, including the roof. No lighting is proposed for the facility.

Staff recommends that the applicant commit to the use of the depicted architectural treatments to ensure compatibility with the surrounding uses.

COMMISSION PERMIT

The County will determine the need for new public facilities and will identify suitable sites based on the Revised General Plan, appropriate area plans, land use, and growth policies (Revised General Plan, Chapter 3, General Public Facilities Policy 2).

In accordance with the Revised 1993 Zoning Ordinance, a Commission Permit is required when a public utility or public service facility is constructed to determine if the general location, character, and extent of the proposed use are in substantial accord with the Comprehensive Plan.

The applicant has demonstrated that the facility is needed to control odors associated with the Potomac Interceptor. The location was chosen based on a study of the entire Potomac Interceptor Sewer that determined the number and placement of odor abatement facilities across the entire system. The Loudoun County facility would be accessed via an existing gravel driveway, located within a forested area, and built no larger than necessary for odor abatement.

Staff finds that the general location, character, and extent of the proposed use is in substantial accord with the Comprehensive Plan and recommends approval of a Commission Permit for the proposed use.

RECOMMENDATION

The construction of an odor abatement facility associated with the Potomac Interceptor is in conformance with the general policies of the Revised General Plan. However, to

be fully consistent with the Comprehensive Plan, staff recommends that the applicant provide commitments regarding stormwater management, wetlands, forest resources, screening, and building design.

Staff is available to meet with the applicant to discuss these issues.

cc: Julie Pastor, AICP, Planning Director
Cynthia Keegan, AICP, Program Manager (via email)

DEPARTMENT OF BUILDING AND DEVELOPMENT

COUNTY OF LOUDOUN

MEMORANDUM

RECEIVED

MAR 17 2010

LOUDOUN COUNTY
DEPARTMENT OF PLANNING

DATE: March 16, 2010

TO: Marchant Schneider, Project Manager, Department of Planning

FROM: Todd Taylor, Environmental Review Team

THROUGH: William Marsh, Environmental Review Team Leader

CC: Brian Fish, Zoning Planner
Joe Gorney, Community Planner, Department of Planning

SUBJECT: **SPEX-2009-0040, SPEX-2009-0041, SPMI-2010-0001,
& CMPT-2010-0002
Potomac Interceptor Odor Abatement Site**

The Environmental Review Team (ERT) reviewed the subject application, including plat dated February 4, 2010, and offers the following comments.

1. Please elaborate on the blower design and connection to the sewer manhole with regards to preventing sewage contamination during a flood event. [Revised 1993 Loudoun County Zoning Ordinance (Revised 1993 LCZO) Section 4-1507(C)]
2. Staff notes that the Potomac Interceptor, west of the proposed site, aligns with land that is not located within the major floodplain. Please explain why non-floodplain property corresponding to the Potomac Interceptor was not selected for the Odor Abatement Site. [Revised 1993 LCZO Section 4-1507(D)]
3. The Long Term Odor Abatement Program section of the D.C. Water and Sewer Authority website (http://www.dcwasa.com/wastewater_collection/PI/abatement.cfm) provides an illustrative that specifies the active blower building with soundproofing. Please provide information regarding anticipated noise levels generated by the active blower facility. [Revised 1993 LCZO Section 5-1507]
4. The proposed facility will result in lost tree canopy. To minimize the impact, staff recommends that a tree preservation plan, identifying tree protection measures, be submitted at the time of site plan for review and approval by the County Urban Forester.
5. Please clarify the stormwater management (SWM)/best management practice (BMP) narrative provided on Sheet 6. The narrative references SWM/BMP facilities depicted on the plan, however, no facilities are shown. Also, the reference to a "waiver of stormwater volume requirements is requested as part of this special exception" must be removed, as waivers and modifications to the Facilities Standards

Page 2

SPEX-2009-0041, SPEX-2009-0041, SPMI-2010-0001, & CMPT-2009-0015

3/16/10

Manual (FSM) must be submitted at the time of site plan. Maintaining the request as part of the special exception plan set is misleading and may cause confusion for the future site plan application.

Please contact me if you need additional information or have questions.

schneider, marchant

From: Siebentritt, Heidi
Sent: Tuesday, March 23, 2010 4:03 PM
To: schneider, marchant
Cc: Giglio, Patrick; Salinas, Michael
Subject: SPEX 2009-0040, SPEX 2009-0041, SPMI 2010-0001 & CMPT 2010-0002 - Odor Abatement Site 46

Marchant,

The archaeological reporting for the subject property is incomplete. A Phase 1 archaeological survey and report meeting the standards outlined by the Virginia Department of Historic Resources in their *Guidelines for Conducting Archaeological Survey in Virginia*, are typically required for legislative applications at submission. If there is evidence that a Phase 1 is not warranted for a specific property, a waiver of the requirement may be requested. Such a request should include a justification for why a Phase 1 survey is not warranted. A Phase 1A – reconnaissance level report is typically included as justification in this case. The submitted report entitled “Archaeological Identification for Site 46, Algonkin Regional Park Loudoun County, Virginia” prepared by Straughan Environmental Services, does not include basic information necessary for staff to complete a review of the report for compliance with state and County standards, or to evaluate potential impacts to historic and archaeological resources relative to the development proposal.

To summarize briefly the issues with the submitted report, there is no summary of the prehistoric/historic context for the property, no apparent consideration of previously identified sites within a mile radius of the property (of which there are many) and no preliminary map research. All of this information would contribute to a predictive model and a testing methodology for the property. As a result, it appears that 50 foot judgmental shovel tests were used to test a specific area, but no rationale for the location of the shovel tests or for the testing interval is provided. Further, soil profiles provided in the report appear inconsistent with County soil data for the parcel. This may be a result of previous ground disturbance within the project area, but no detail on the existing conditions or environmental setting are included in the report. Finally, archaeological testing must be conducted by a qualified professional archaeologist meeting the Secretary of the Interior’s standards for work in the field of archaeology. Verification of professional qualifications should be provided in any archaeological report.

It should be noted that all land areas that will be impacted for the construction of the odor abatement structure, loading area, parking area and access roads must be tested unless a waiver of the Phase 1 requirement is granted.

I am happy to speak with the applicant or their consultant if further clarification is needed. Once the requirement has been met, I will be sending you my referral comments related to all heritage resource issues associated with the application.

Heidi

Heidi E. Siebentritt
Historic Preservation Planner
Loudoun County Department of Planning
1 Harrison Street, SE
Leesburg, VA 20177
(703) 777-0246 (phone)
(703) 777-0441 (fax)

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COUNTY OF LOUDOUN
DEPARTMENT OF BUILDING AND DEVELOPMENT
MEMORANDUM

RECEIVED

MAR 26 2010

LOUDOUN COUNTY
DEPARTMENT OF PLANNING

DATE: March 26, 2010

TO: Marchant Schneider, Project Manager, Department of Planning

FROM: Brian Fish, Planner, Zoning Administration *BFE*

THROUGH: Mark Stultz, Deputy Zoning Administrator

CASE NUMBER AND NAME: SPEX 2009-0040 and 2009-0041, SPMI-2010-0001, and CMPT-2010-0002, Potomac Interceptor Odor Abatement Site

TAX/MAP PARCEL NUMBER: /81////////116F

MCPI: 010-10-0295

The subject property contains approximately 100.63 acres, is zoned Planned Development – Housing 4 (PDH-4), and is governed by the Revised 1993 Loudoun County Zoning Ordinance (“Ordinance”). Portions of the property, including the area impacted by this application, are within the Floodplain Overlay District (FOD) and are subject to the terms and conditions contained in Section 4-1500 of the Ordinance. The proposed Odor Abatement Facility requires special exception approval pursuant to Section 4-1506(E).

As a public utility facility, the proposed Odor Abatement Facility must comply with the requirements of Section 6-621 of the Ordinance. The applicant is requesting a Minor Special Exception (SPMI) to modify the Type 4 Buffer Yard required by 5-621(B).

Staff has reviewed the Statement of Justification (SOJ), Proposed Elevation Design, and the proposed Special Exception Plat, dated February 4, 2010, and offers the following comments:

I. CRITICAL ISSUES:

Only one Special Exception will be required for this project. The Odor Abatement Facility is a public utility facility that will be accessory to the existing Dulles Interceptor sewer line. Proffers associated with ZMAP-1986-0013 state “that land which is dedicated to the County or NVRPA at the County’s discretion shall be subject to necessary utility and stormwater easements and other easements as necessary to serve the subject property”. As the existing sewer line, and

therefore the proposed Odor Abatement Facility, are serving the subject property and are located within the existing sanitary sewer easement, no Special Exception is required for the Odor Abatement Facility to locate within the PDH-4 Zoning District. A Special Exception will still be required in order to locate the facility within the FOD, as described above.

II. ZONING COMMENTS :

1. Please add a general note stating that the subject property is subject to the proffers associated with ZMAP-1986-0013.
2. If the landscape buffer modification requested with SPMI-2010-0001 is not granted, a Type 4 Buffer Yard will be required around the site.

County of Loudoun
Office of Transportation Services

MEMORANDUM

RECEIVED

APR - 9 2010

LOUDOUN COUNTY
DEPARTMENT OF PLANNING

DATE: April 9, 2010

TO: Marchant Schneider, Project Manager
Department of Planning

FROM: Marc Lewis-DeGrace, Transportation Planner *MLDG*

SUBJECT: SPEX 2009-0040, SPEX 2009-0041, SPMI 2010-0001 & CMPT 2010-0002
Potomac Interceptor Odor Abatement Site
First Referral

Background

These Special Exception (SPEX) and Commission Permit (CMPT) applications seek approval to allow a sanitary sewer odor abatement facility in the PDH-4 (Planned Development Housing-4) zoning district. The site is located along the southern boundary of Algonkian Regional Park and the eastern boundary of the Potomac Lakes Sportsplex. Access is proposed via an existing gravel driveway that connects with Fairway Drive. Fairway Drive is the northern extension of Cascades Parkway as it enters Algonkian Regional Park. A vicinity map is provided as *Attachment 1*.

In its consideration of these applications, the Office of Transportation Services (OTS) reviewed materials received from the Department of Planning on February 17, 2010, including (1) a statement of justification prepared by the Applicant, (2) a traffic summary, prepared by the Applicant, (3) proposed elevations, dated December 9, 2004 prepared by Victor Wilburn Architects P.C. and (4) a Special Exception/Commission Permit plat (plan set), dated February 4, 2010, prepared by Victor Wilburn Architects P.C. and A. Morton Thomas and Associates, Inc.

Existing, Planned and Programmed Transportation Facilities

According to the Revised General Plan, the site is located within the Suburban Policy Area (Potomac Community). Major roadways serving the site are described below. OTS' review of existing and planned transportation facilities is based on the 2001 Revised Countywide Transportation Plan (2001 Revised CTP) and the 2003 Bicycle & Pedestrian Mobility Master Plan (2003 Bike & Ped Plan).

Cascades Parkway (Route 1794) (segment north of Algonkian Parkway (Route 1582)) is a local secondary roadway and not part of the CTP network. Nearest Algonkian Parkway, it is built to a four-lane urban median divided (U4M) section within a 120-foot right-of-way (ROW).

The roadway transitions to a two-lane rural (R2) section as it enters Algonkian Regional Park and becomes Fairway Drive. The intersection with Algonkian Parkway is signalized. According to the most recent data provided by VDOT, this segment of Cascades Parkway carries 1,400 vehicles per day.

The 2003 Bike & Ped Plan categorizes this segment of roadway as a "baseline connecting roadway" along which bicycle and pedestrian facilities are envisioned. There is currently a multi-use bicycle and pedestrian trail along the east side of this segment of Cascades Parkway.

Trip Generation

Regarding trip generation the Applicant's traffic summary (provided as *Attachment 2*), indicates that the proposed abatement facility will result in approximately four (4) vehicle trips per week for equipment inspection, as well as two (2) additional vehicle trips per year to maintain and replace equipment.

Transportation Comment

1. Please ensure that at site plan phase, the proposed site entrance meets all applicable VDOT design standards.

Conclusion

Subject to resolution of the comment listed above, OTS would have no objection to the approval of these applications.

ATTACHMENTS

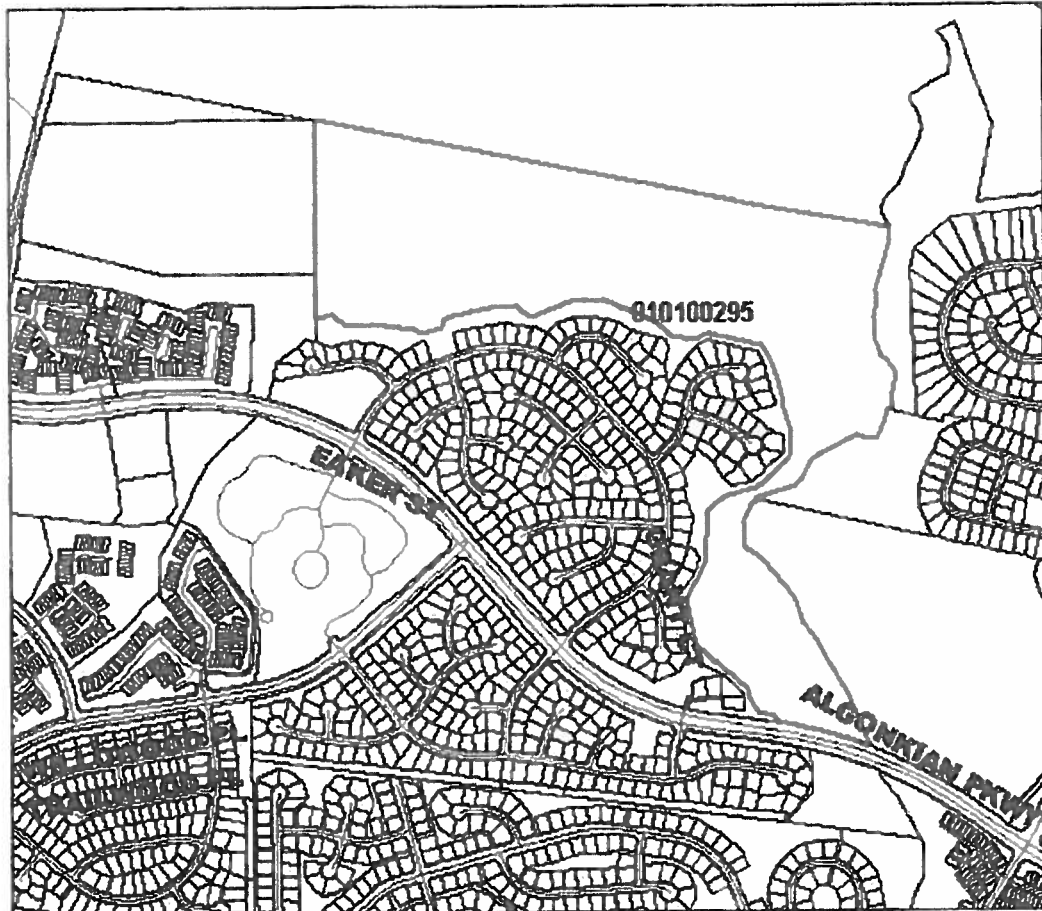
1. Site Vicinity Map
2. Applicant's Traffic Summary

cc: Andrew Beacher, Assistant Director, OTS
Lou Mosurak, Senior Coordinator, OTS

Loudoun County Mapping System



7,070,070



7,064,570

11,800,418

Map Width=6,288 feet

11,806,706

Created on 3/11/2010 8:51:02 AM

PIN	Address
010100295	

* General Parcel Information *

PIN: 010100295

Tax Map #: /81////////116F

Parcel Address: Not Available

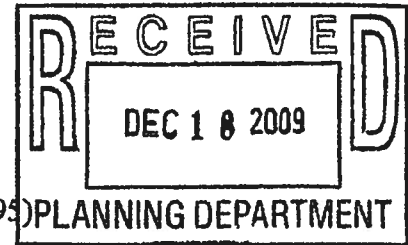
Owner Name: NORTHERN VA REGIONAL PARK AUTHORITY

Primary Zoning: PDH4

GIS Parcel Type: P

ATTACHMENT 1

**Traffic Summary
Long Term Odor Abatement Facility
Potomac Lakes Parcel H-5A
Loudoun County, Virginia
(Tax Map# /81////////116F; MCPI# 010-10-0295)**



The District of Columbia Water and Sewer Authority (DCWASA) proposes to construct a building to enclose the filtration equipment that is necessary for the Potomac Interceptor Sewer long term odor abatement program. The building is generally unmanned with all equipment being monitored remotely at DCWASA's Blue Plains Advanced Wastewater Water Plant. It is anticipated that DCWASA personnel will make approximately 2 trips per week to the facility in order to make a visual inspection of all the equipment. In addition there are one to two trips per year anticipated for maintenance/replacement activities associated with the activated carbon filter. As this is the case, it is anticipated that there will be approximately 4 vehicles per week generated by this facility.

Access to the site is provided by an existing gravel road which runs eastward from the northern terminus of Cascades Parkway to the site. This gravel road continues eastward from the site as it also serves as a maintenance access for the Potomac Interceptor Sewer that runs through this portion. The existing gravel road is gated at the intersection with Cascades Parkway in order to discourage public use of the roadway. As stated above, the entrance is located at the northern terminus of Cascades Parkway. At this point, the road name changes to Fairway Drive and it becomes a privately maintained road that continues in a northwesterly direction and serves as the access to Algonkian Regional Park. The road terminates within Algonkian Regional Park so the only traffic on the road at the gravel access road entrance will be that created by the users of the park. Based upon observations made during a visit to the site there were no safety issues observed and there appears to be sufficient sight distance available for vehicles that will be entering onto Cascades Parkway from the gravel access road.



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

14685 Av on Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)

GREGORY A. WHIRLEY
ACTING COMMISSIONER

RECEIVED

MAR 4 2010

LOUDOUN COUNTY
DEPARTMENT OF PLANNING

February 24, 2010

Mr. Marchant Schneider
County of Loudoun
Department of Planning MSC#62
1 Harrison Street, S.E.
P.O. Box 7000
Leesburg, Virginia 20177-7000

Re: Potomac Interceptor Odor Abatement
Loudoun County Application Numbers CMPT 2010-0002, SPEX 2009-0040,
SPEX 2009-0041, and SPMI 2010-0001

Dear Mr. Schneider:

We have reviewed the above application as requested in your February 16, 2010 transmittal. We have no objection to approval of this application.

If you have any questions, please call me at (703) 383-2424.

Sincerely,

Thomas B. VanPoole, P.E.
Senior Transportation Engineer

ATTACHMENT 1f

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**COUNTY OF LOUDOUN
PARKS, RECREATION AND COMMUNITY SERVICES
REFERRAL MEMORANDUM**

To: Marchant Schneider, Project Manager, Planning Department (MSC #62)
From:  Brian G. Fuller, Park Planner, Facilities Planning and Development (MSC #78)
Through:  Mark A. Novak, Chief Park Planner, Facilities Planning and Development
CC:  Diane Ryburn, Director
Steve Torpy, Assistant Director
Su Webb, Chairman, PROS Board, Catoctin District
Rick Kowalick, PROS Board, Sugarland Run District
Robert C. Wright, PROS Board, Open Space Member
James E. O'Connor, PROS Board, Open Space Member
Date: March 19, 2010



Subject: Potomac Interceptor Odor Abatement Site
SPEX 2009-0040, SPEX 2009-0041, SPMI 2010-0001 and
CMPT 2010-0002

Election District: Sugarland Run

Sub Planning Area: Potomac

MCPI #: 584-17-9082

BACKGROUND AND ANALYSIS:

The Property is located north of Algonkian Parkway adjacent to the southern boundary of Algonkian Regional Park and the eastern boundary of Potomack Lakes Sportsplex. The Property consists of approximately 100.63 acres within the Suburban Policy Area, but the Special Exception encompasses less than one half of an acre. The Property is zoned PDH-4 and owned by the Northern Virginia Regional Park Authority. The proposed Special Exception would permit the District of Columbia Water and Sewer Authority (DCWASA) to construct an odor abatement facility associated with the Potomac Interceptor sewer, and to allow a structure required for the operation of a public utility to be located in the Floodplain Overlay District (FOD).

POLICY:

The site is governed under the land use policies in the Revised General Plan, the Loudoun County Bicycle and Pedestrian Mobility Master Plan, and the Revised Countywide Transportation Plan (Revised CTP). The subject site is located within the Potomac Planning Area and the Suburban Policy Area. The Planned Land Use Map adopted with the Revised General Plan identifies the subject site as planned for Residential.

COMMENTS:

With respect to Parks, Recreation and Community Services (PRCS) we offer the following comments and recommendations to the application proposal:

1. On Sheets 2-4, please revise the Plat Labels for MCPI #010-27-3227 and #010-17-4363 under "Use" to *Potomack Lakes Sportsplex*.
2. Staff notes that the access to the proposed site is located within an existing 75' Easement across the northern boundary of the Potomack Lakes Sportsplex. The existing roadbed is located to the southern portion of this easement, adjacent to the playgrounds, picnic pavilion, and soccer fields at the Sportsplex. Staff requests information on how the Applicant intends to mitigate construction equipment and traffic impacts on the park site.
3. Sheets 2-4 do not show the outlines of the baseball/softball and/or soccer fields at the Sportsplex. Please provide information on the distance between the proposed facility and the closest soccer fields.
4. It appears that the proposed facility will not have any negative visual or noise impacts on the Sportsplex, and Staff commends the Applicant for proposing a building façade that will be harmonious with its surroundings.

CONCLUSION:

PRCS has identified the above, outstanding issues that require additional information to complete the review of this application.

If you have any questions or concerns regarding these comments, please do not hesitate to contact me personally via phone at 571-258-3251, or via e-mail at brian.fuller@loudoun.gov. You may also contact Mark Novak via phone at 703-737-8992, or via e-mail at mark.novak@loudoun.gov. I look forward to attending any meetings or work sessions to offer PRCS support, or to be notified of any further information regarding this project.



COMMONWEALTH of VIRGINIA
DEPARTMENT OF CONSERVATION AND RECREATION

Division of Natural Heritage

217 Governor Street

Richmond, Virginia 23219-2010

(804) 786-7951 FAX (804) 371-2674

March 17, 2010

Marchant Schneider
County of Loudoun
1 Harrison Street, S.E.
Leesburg, VA 20175

Re: SPEX 2009-0040, Potomac Interceptor Odor Abatement Site

Dear Mr. Schneider:

The Department of Conservation and Recreation's Division of Natural Heritage (DCR) has searched its Biotics Data System for occurrences of natural heritage resources from the area outlined on the submitted map. Natural heritage resources are defined as the habitat of rare, threatened, or endangered plant and animal species, unique or exemplary natural communities, and significant geologic formations.

According to the information currently in our files, Sugarland Run, which has been designated by the Virginia Department of Game and Inland Fisheries (VDGIF) as a "Threatened and Endangered Species Water", is downstream of the project site. The species associated with this T & E Water is the Wood turtle (*Glyptemys insculpta*, G4/S2/NL/LT).

Due to the legal status of the Wood turtle, DCR recommends coordination with the Virginia Department of Game and Inland Fisheries (VDGIF) to ensure compliance with protected species legislation.

Our files do not indicate the presence of any State Natural Area Preserves under DCR's jurisdiction in the project vicinity.

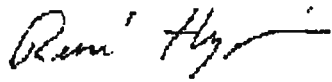
Under a Memorandum of Agreement established between the Virginia Department of Agriculture and Consumer Services (VDACS) and the Virginia Department of Conservation and Recreation (DCR), DCR represents VDACS in comments regarding potential impacts on state-listed threatened and endangered plant and insect species. The current activity will not affect any documented state-listed plants or insects.

New and updated information is continually added to Biotics. Please contact DCR for an update on this natural heritage information if a significant amount of time passes before it is utilized.

The Virginia Department of Game and Inland Fisheries maintains a database of wildlife locations, including threatened and endangered species, trout streams, and anadromous fish waters that may contain information not documented in this letter. Their database may be accessed from <http://vafwis.org/fwis/> or contact Shirl Dressler at (804) 367-6913.

Should you have any questions or concerns, feel free to contact me at 804-371-2708. Thank you for the opportunity to comment on this project.

Sincerely,

A handwritten signature in black ink, appearing to read "S. Rene' Hypes", with a stylized flourish at the end.

S. Rene' Hypes
Project Review Coordinator

CC: Amy Ewing, VDGIF



LOUDOUN COUNTY, VIRGINIA
Department of Fire, Rescue and Emergency Management

803 Sycolin Road, Suite 104 Leesburg, VA 20175
Phone 703-777-0333 Fax 703-771-5359



RECEIVED

MAR 18 2010

LOUDOUN COUNTY
DEPARTMENT OF PLANNING

Memorandum

To: Marchant Schneider, Project Manager
From: Maria Figueroa Taylor, Fire-Rescue Planner
Date: March 15, 2010
Subject: Potomac Interceptor Odor Abatement Site
SPEX 2009-0040, SPEX 2009-0041, SPMI 2010-0001 &
CMPT 2010-0002

Thank you for the opportunity to review the above captioned applications.

The Fire-Rescue GIS and Mapping coordinator offered the following information regarding estimated response times:

PIN	Project name	Sterling VF-RC, Station 18/25 Travel Time
010-10-0295	Potomac Interceptor Odor Abatement Site	2 minutes

Travel times are determined using ESRI GIS network analyst along the county's street centerline with distance and speed limit being the criteria. Travel time is reported in minutes and seconds. For the approximate response time two minutes is added for turnout time.

Project name	Sterling VF-RC, Station 18/25 Response Times
Potomac Interceptor Odor Abatement Site	4 minutes

The Fire and Rescue Planning Staff has no comments. If you have any questions or need additional information, please contact me at 703-777-0333.

c: Project file

Teamw

ATTACHMENT ii

Service

A25

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Loudoun County Health Department

P.O. Box 7000
Leesburg VA 20177-7000



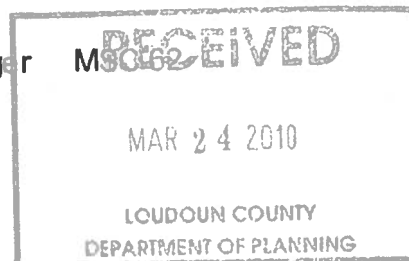
Environmental Health
Phone: 703 / 777-0234
Fax: 703 / 771-5023

Community Health
Phone: 703 / 777-0236
Fax: 703 / 771-5393

March 2, 2010

MEMORANDUM TO: Marchant Schneider, Project Manager
Department of Planning

FROM: Joseph E. Lock MSC 68
Rural Section Supervisor
Division Of Environmental Health



SUBJECT: SPEX 2009-0040, SPEX 2009-0041, SPMI 2010-001, and
CMPT 2010-002 Potomac Interceptor Odor Abatement
Site
LCTM 81-116F, PIN 010100295

The above referenced project meets the requirements of Section 1245.10 of the LSDO for:

	Yes	No	N/A
a. Proposed Drainfield Sites	_____	_____	<u>X</u>
b. Proposed Wells	_____	<u>X</u>	_____

The locations on the plat, submitted by Black & Veatch Corporation dated February 4, 2010, are correct as shown:

a. Wells (existing and proposed)	_____	<u>X</u>	_____
b. Drainfield Sites	_____	_____	<u>X</u>

Health Department staff recommends: Approval___ Denial X
Approval with conditions___

Items that are incorrect/deficient are listed on the attached page.

Attachments Yes X No _____

If further information or clarification on the above project is required, please contact me at (703)771-5800.

JEL/JDF/jel
C:PotomacInterceptor.Re

ATTACHMENT 13

SPEX 2009-0040
LCTM 81-116F
March 2, 2010
Page 2

ATTACHMENT

The Virginia Private Well Regulations require that wells must be 50 feet minimum from any sewer main. The well location as shown is within the 75 foot sewer easement which cannot be approved. The well must be relocated outside of the sewer easement and a minimum of 50 feet from the sewer main. (A reduction to 35 feet may be allowed only if special construction materials are utilized and the sanitary district provides adequate documentation.)

The Regulations also require that wells located in flood plains shall be adequately constructed so as to preclude the entrance of surface water during flood conditions. At a minimum, such construction will include extending the well terminus 18 inches above the annual flood level. (Virginia Well Regulations)

The Development of Planning must approve the well being located in the flood plain as well as the necessary water line to the proposed structure.

schneider, marchant

From: Church, Boyd
Sent: Friday, March 19, 2010 8:52 AM
To: schneider, marchant
Cc: Williford, Randy
Subject: SPEX 2009-0040 Odor Abatement Site

Dear Marchant,

DGS has reviewed the above referenced plan and has no comment.

Sincerely,
Boyd M. Church
Sr. Stormwater Engineer
Loudoun County Dept. of General Services
803 Sycolin Rd. S.E. Suite 100
Leesburg, VA 20175
571-258-3204 (direct)
571-233-9629 (mobile)

ATTACHMENT 1k

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April 19, 2010

Mr. Marchant Schneider
Department of Planning
1 Harrison Street, S.E.
P. O. Box 7000
Leesburg, Virginia 20177-7000

**Re: SPEX-2009-0040, SPEX-2009-0041, SPEX-2010-0001, CMPT-2010-0002
Potomac Interceptor Odor Abatement Site**

Dear Mr. Schneider:

Loudoun Water has reviewed the referenced applications and offers no objection to their approval.

Public water and sanitary sewer service would be contingent upon the developer's compliance with Loudoun Water's Statement of Policy; Rates, Rules and Regulations; and Design Standards. Should offsite easements be required to extend public water and/or sanitary sewer to this site, the applicant shall be responsible for acquiring such easements and dedicating them to Loudoun Water at no cost to the County or to Loudoun Water.

Should you have any questions, please do not hesitate to contact me.

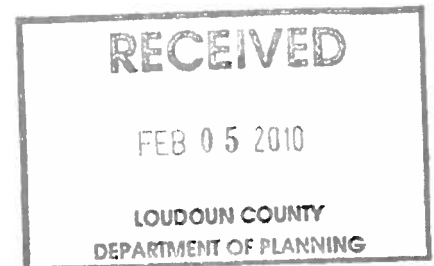
Sincerely,



Julie Atwell
Engineering Administrative Specialist

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**Statement of Justification
Commission Permit, Special Exception Application and
Minor Special Exception Application for a
Long Term Odor Abatement Facility
Potomac Lakes Parcel H-5
(Tax Map# /81////////116F; MCPI # 010-10-0295)**



Summary of Proposed Project

The District of Columbia Water and Sewer Authority (Applicant) proposes to construct an odor abatement facility associated with the Potomac Interceptor sewer. The Potomac Interceptor (PI) is operated and maintained by the District of Columbia Water and Sewer Authority (DCWASA). The PI conveys wastewater from Dulles International Airport along the Potomac River to the border of the District of Columbia (DC). At the DC/Maryland border the PI becomes the upper Potomac Interceptor Relief Sewer (UPIRS), continuing to the Potomac Pump Station in DC and from there to the Blue Plains Advanced Wastewater Treatment Plant in DC. This sewer line also accepts wastewater flows from Loudoun and Fairfax counties in Virginia as well as from several jurisdictions in Maryland and the District of Columbia.

The proposed facility is located in the northwest corner of a 100.63 acre parcel known as Potomac Lakes Parcel H-5. This parcel is zoned PDH-4 and is governed by the Revised 1993 Zoning Ordinance of Loudoun County. The property is located within the Sugarland Run Election District and is owned by the Northern Virginia Regional Park Authority. Also located in the northwest corner of this parcel are a sanitary sewer line and flow measurement facilities owned by Loudoun Water, that are used to convey and meter the amount wastewater flow from Loudoun Water facilities to the PI. The parcel is bordered by Algonkian Regional Park to the north and the Potomac Sportsplex to the west. On the east and south the property is bordered by open space parcels that are associated with the Potomac Lakes subdivision.

The purpose of this application is to obtain a Special Exception to construct an odor abatement facility within the PDH-4 Zoning District and a Special Exception to allow a structure required for the operation of a public utility to locate in the Floodplain Overlay District in accordance with the requirements of Section 4-1506 (D) of the Zoning Ordinance. In addition, a Minor Special Exception to modify the required Type 4 landscape buffer is also included as part of the application. The modifications to the buffer requirements being requested are the use of existing vegetation to comply with the landscape planting requirements and the elimination of the required fence from the buffer area. Use of existing vegetation for the buffer is being requested as the Odor Abatement Facility is located within a wooded area and the project is trying to reduce the disturbance to the existing forest to the extent practicable by minimizing the area of disturbance. The removal of the fence is being requested for the same reason as well as the fact that the fence will distract from the aesthetic qualities of the facility as it has been designed to replicate the appearance of a stone barn at the request of the property owner.

The PI Long-Term Odor Abatement Program will use a combination of active blower treatment units, sealed vents and intake-only vents fitted with passive carbon filters to effectively mitigate the odor problem along the entire PI system. This application is for Site# 46, an active blower treatment facility that is located in Loudoun County.

The objectives of the Long-Term Odor Abatement Program include:

- Provision of Long-Term control of odors in the specific area of the PI by practical, reliable and effective means;
- Maintenance of the integrity of the reinforced concrete sewer pipes by minimizing interference with the design function of the PI vent structures and PI sewer airflow dynamics thereby limiting the formation of corrosive conditions;
- Protection of public health with adequate conveyance of wastewater in the PI system to the Blue Plains Advanced Wastewater Treatment Plant, by maintaining the satisfactory condition of the PI for many decades to come.

Comprehensive Plan Considerations Relative to the Proposed Special Exception; Compliance with Plan Objectives

The Application Property is located in the Potomac Community of the Suburban Policy Area per the Revised General Plan.

The Revised General Plan states that "Water and wastewater treatment and conveyance facilities will be planned, designed and maintained to be compatible with County development and environmental goals while functioning at a high level of efficiency"(Chapter 2, General Water and Wastewater Policy #3).

- *Compliance with Policy:* *The proposed use supports this policy as project will be compatible with its surroundings while providing a positive environmental impact by addressing odor issues associated with the PI sewer. In addition, the location for the facility is such that it achieves a significant separation from the surrounding residential communities.*

The Revised General Plan states that "New central water and wastewater lines and facilities be constructed in a manner that causes the least environmental risk and visual disruption. Disturbed areas (excluding permanent access easements to reach a facility) should be stabilized with native vegetation. New treatment facilities should be screened with trees, berms, and/or shrubs" (Chapter 2, General Water and Wastewater Policy #12).

- *Compliance with Policy:* *The proposed facility is sited in such a manner that screening will be provided by existing vegetation to the maximum practicable extent. In addition, it is located immediately adjacent to an existing access road that will allow easy access for both construction and maintenance vehicles while avoiding the impact of additional road construction. All equipment is housed within a building that has been designed to be compatible with its surroundings.*

The revised General Plan encourages architectural cohesiveness in the design of buildings and states "Business land uses will possess adequate on-site parking, storage and loading areas as well as landscape screening of these functions from surrounding neighborhoods. Designers should seek to reduce the potential impact of building size, exterior cladding of the building, signs and other features of an employment use that may create negative visual impacts on the surrounding community. Pedestrian and vehicular circulation systems in and around the business uses will form a safe and convenient network. Outdoor lighting will be designed for effective nighttime use of the facility and to reduce off-site glare to a minimum" (Chapter 6, General Business Land Use Policy #5).

- *Compliance with Policy: Adequate parking and loading areas have been provided immediately adjacent to the facility and the building has been sited to utilize existing vegetation to provide screening from the surrounding neighborhoods. The building has been designed to be just large enough to house the required equipment while providing sufficient area for operational and maintenance considerations. The proposed building style is modeled after the 19th Century Federal Style with stone façade over cinder block wall construction in order to provide a visual appearance that will be in harmony with that of the surrounding areas. The buildings are intended to match the style of the buildings along the C&O Canal. Currently, it is anticipated that no exterior lighting will be provided.*

The Revised General Plan encourages landscape screening of new uses from existing uses by the creation of a landscape edge mitigates visual and environmental impacts. The plan states "Design guidelines will be established to facilitate adequate landscaping, berms, pedestrian access, and environmentally sound stormwater run-off" (Chapter 6, Suburban Parking Policy #10).

- *Compliance with Policy: Existing vegetation will be used to provide screening of the building and parking/loading area resulting in a landscaped edge that will soften the visual impact of the project as well as provide a wildlife habitat area. Gravel will be used for parking area to reduce runoff and the runoff will flow through an existing wooded area that will provide filtration and nutrient absorption.*

The Revised General Plan encourage the incorporation of indigenous vegetation into any new planting areas and states "The County promotes the protection of the County's vegetative and wildlife resources and the creation of wildlife habitats by encouraging the incorporation of indigenous vegetation into the landscape design of new development and encouraging a compact, concentrated development pattern" (Chapter 5, Plant and Wildlife Habitats Policy #7).

- *Compliance with Policy: The building and associated parking/loading facilities have been designed to produce a compact, concentrated area. Existing vegetation is used for screening and any new plant materials that may be necessary will be indigenous to the extent practicable.*

The Revised General Plan calls for the protection of surface water resources from contamination and pollution to prevent degradation of water quality in the watersheds. The plan states "The County will prepare and implement standards and principles to preserve open space and natural resources, minimize the creation of new impervious areas and to minimize increases in post-development runoff peak rate, frequency and volume. To the extent possible, these alternatives will recognize the unique characteristics of different properties and the densities and uses recommended by this plan" (Chapter 5, Surface Water Policy #16).

- *Compliance with Policy: The proposed project strives to minimize the creation of new impervious surfaces and preserve open space and natural resources by keeping the size of the improvements to the minimum extent practicable. This will also serve to minimize the increase in stormwater runoff and volume. Stormwater discharge will be in the form of sheet flow to the extent practicable in order to minimize potential erosion. In addition, the sheet flow discharge will be directed through a wooded area in order to receive the benefits of natural filtration and nutrient absorption.*

The Revised General Plan encourages the protection of water resource through the use of low impact development techniques as a means to replicate predevelopment runoff conditions. The plan states "The County will promote water conservation through innovative, cost effective reuse systems, domestic water saving devices, and low impact development techniques, which integrate hydrologically functional designs with methods for preventing pollution and through informed household use" (Chapter 5, Surface Water Policy #2),

- *Compliance with Policy: In order to minimize the amount of clearing, filtration devices will be provided for the downspouts in order to function in a method similar to that of a low impact development technique. This will allow for a more compact site and still allow for a hydrologically functional design. In addition, gravel surfaces will be used to the extent practicable and runoff will be directed through vegetated areas that will also provide filtration and water absorption.*

The Revised General Plan encourages the preservation of existing vegetation and wildlife habitat on developing properties. The plan states "The County will develop and apply incentive-based approaches to encourage the preservation of existing vegetation and wildlife habitat on developing properties as a priority" (Chapter 5, Forests, Trees and Vegetation Policy #10)

- *Compliance with Policy: The location and design of the proposed improvements have been done in such a manner that existing vegetation and wildlife will be preserved to the extent practicable while addressing the operational requirements of the facility.*

Zoning Issues for Consideration Relative to the Proposed Special Exception

The responses listed below are provided to address the considerations outlined in Section 6-1310 of the Zoning Ordinance:

(A) Whether the proposed special exception is consistent with the Comprehensive Plan.

Response: Specific references to Plan compliance have been addressed in the section above entitled "Comprehensive Plan Considerations Relative to the Proposed Special Exception; Compliance with Plan Objectives". In summary, development of the proposed odor abatement facility will protect the green infrastructure in the area by minimizing necessary clearing to preserve existing vegetation and wildlife habitat and providing treatment of surface waters to minimize any effects to the watershed while providing improvements to existing infrastructure that serves the needs of the citizens of Loudoun County.

(B) Whether the proposed special exception will adequately provide for safety from fire hazards and will have effective measures of fire control.

Response: The proposed odor abatement facility will be constructed to provide for safety from fire hazards and will have effective integral measures of fire prevention control and fire suppression.

(C) Whether the level of impact of any noise emanating from the site, including that generated by the proposed use, negatively impacts the uses in the immediate area.

Response: The level of noise emanating from the site will be consistent with that expected in a residential area. It should also be noted that the facility is located in the northwest corner of the site where it is immediately adjacent to Algonkian Regional Park and the Potomac Lakes Sportsplex where it is as far away from any residential structure as practicable.

(D) Whether the glare or light that may be generated by proposed use negatively impacts uses in the immediate vicinity.

Response: There is no exterior lighting proposed with this project.

(E) Whether the proposed use is compatible with other existing or proposed uses in the neighborhood or adjacent parcels.

Response: The adjacent land is used as the Potomac Lakes Sportsplex and Algonkian Regional Park. In addition, there are sanitary sewer metering facilities owned and operated by Loudoun Water on the same on the same parcel as the proposed facility. All other adjacent parcels are vacant as they are open space parcels associated with residential subdivisions in the area. As the uses in the immediate vicinity are recreational or public utility related, the proposed use is compatible.

(F) Whether sufficient existing or proposed landscaping, screening and buffering on the site and in the neighborhood to adequately screen surrounding uses.

Response: The site is surrounded by significant wooded areas which serve to adequately screen the surrounding uses.

(G) Whether the proposed special exception will result in the preservation of any topographic or physical, natural, scenic, archaeological or historic feature of significant importance.

Response: As determined by a specific site survey and to the best of our knowledge there are no topographic or physical, natural, scenic, archaeological or historic feature of significant importance within the area that will be disturbed by construction.

(H) Whether the proposed special exception will damage existing animal habitat, vegetation, water quality (including groundwater) or air quality.

Response: *Minimal, if any, impacts that will damage existing animal habitat, vegetation or water quality are anticipated. In addition, it is anticipated that air quality will be improved as a result of the reduction of the odor associated with the Potomac Interceptor sewer.*

(I) Whether the proposed special exception at the specified location will contribute to or promote the welfare or convenience of the public.

Response: *The proposed facility will contribute to the welfare of the public by greatly reducing odors along the Potomac Interceptor sewer.*

(J) Whether the traffic expected to be generated by the proposed use will be adequately and safely served by roads, pedestrian connections and other transportation services.

Response: *The only traffic generated by the proposed use will be those associated with the operation and maintenance of the facility. It is anticipated that there will be two trips per week for the purposes of inspecting the facility plus one to two additional trips per year for maintenance services on the equipment. Access to the site is via a private gravel road that enters onto Cascades Parkway just north of the Potomac Sportsplex. This access point is locking gate in order to discourage public access.*

(K) Whether, in the case of existing structures proposed to be converted to uses requiring a special exception, the structures meet all code requirements of Loudoun County.

Response: *There are no existing structures on the site that are being converted to a use that requires a special exception.*

(L) Whether the proposed special exception will be served adequately by essential public facilities and services.

Response: *The proposed use will be served adequately by essential public facilities and services. Sewer service will be provided by the Potomac Interceptor sewer. Domestic water service will be provided by a proposed well.*

(M) The effect of the proposed special exception on groundwater supply.

Response: *The proposed use is anticipated to have no negative impacts on the groundwater supply. The property will be developed in accordance with the County stormwater management quantity and quality control requirements.*

(N) Whether the proposed use will affect the structural capacity of the soils.

Response: *The proposed use will be developed in such a manner that the foundation system for the building will not exceed the structural capacity of the soils.*

(O) Whether the proposed use will negatively impact orderly and safe road development and transportation.

Response: *There are no negative impacts anticipated to the roadway/transportation network due to the low level of traffic generated by the use and the fact that the use is substantially setback from any public road and the access point to Cascades Parkway is controlled and conforms to safety requirements.*

(P) Whether the proposed special exception use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.

Response: *The proposed odor abatement facility is a public use which will not enlarge the County's tax base. However, employment opportunities will be available for the construction of the facility and the use will provide significant public benefit by improving the air quality in its service area.*

(Q) Whether the proposed special exception considers the needs of agriculture, industry, and business in future growth.

Response: *The Potomac Interceptor sewer addresses wastewater treatment needs of planned and approved business and industry uses within its service area.*

(R) Whether adequate on and off-site infrastructure is available.

Response: *Adequate on and off-site infrastructure is available to serve the site.*

(S) Any anticipated odors which may be generated by the uses on site, and which may negatively impact adjacent uses.

Response: *The purpose of the proposed facility is to remove and control the discharge of odorous gas generated by the Potomac Interceptor sewer. It is anticipated that the facility will provide a positive impact on a large area.*

(T) Whether the proposed special exception uses sufficient measure to mitigate the impact of construction traffic on existing neighborhoods.

Response: *Access to the site will be primarily through the Algonkian Parkway and Cascades Parkway. As this is the case, there is little or no impact anticipated on existing neighborhoods or schools. Also, due to the small scale of the project, it is anticipated that there will be small amount of construction related traffic generated by the site.*

The responses listed below are provided to address the standards outlined in Section 4-1507 of the Zoning Ordinance:

(A) The proposed use will not increase the danger to life and property due to increased flood heights or velocities.

Response: The width of the reduction in conveyance area created by the proposed odor abatement facility in the Potomac River floodplain will be approximately 30 feet and the depth will be approximately 10 feet, resulting in a cross sectional area of approximately 300 square feet. The width of the floodplain on the Virginia side only at this point is approximately 3000 feet. It is anticipated that the net effect of this loss of conveyance area will be so negligible that there will no discernable increases in the flood height or velocity and, therefore, no increase in the danger to life and property due to increased flood heights or velocities.

(B) The proposed use will not increase the danger that materials may be swept downstream to the injury of others.

Response: Any materials stored on site will be within the building. The floor elevation of the building will be placed above the 100 year flood elevation and the design of the building will take into account flood related stresses. As this is the case, it is not anticipated that there will be any increase in the danger that materials may be swept downstream.

(C) The proposed water supply and sanitation systems are designed to prevent disease, contamination, and unsanitary conditions.

Response: The function of the proposed facility is to remove and control the discharge of odorous gas generated by the Potomac Interceptor Sewer. It does perform either water or wastewater treatment and, therefore, it is anticipated that there will be little potential for disease, contamination or unsanitary conditions.

(D) The proposed use or structure must be located and designed to limit its susceptibility to flood damage, and available alternative locations, not subject to flooding, for the proposed use must be considered.

Response: Due to the nature of its function, the facility must be located near the Potomac Interceptor Sewer. A study was done of the entire Potomac Interceptor Sewer to determine the number and placement of the odor abatement facilities that would be required in order to have a successful odor abatement program for the entire system. The proposed location for this facility is based on that study. Because the majority of this parcel is encumbered by floodplain, there are no locations outside of the floodplain that are close enough to the sewer to be practicable.

(E) The proposed use is compatible with existing and planned development.

Response: Please see response for item (E) under the discussion of considerations outlined in Section 6-1310 of the Zoning Ordinance above.

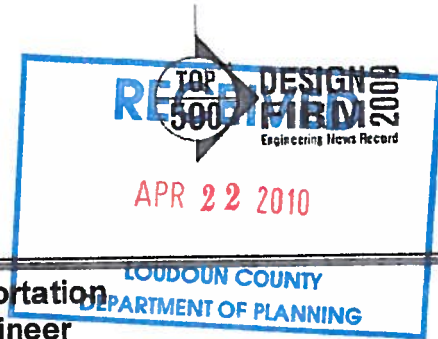
(F) The proposed use is in harmony with the comprehensive plan.

Response: Please see response for item (A) under the discussion of considerations outlined in Section 6-1310 of the Zoning Ordinance above.

(G) The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters expected at the site should not cause significant damage.

Response: *It is anticipated that any effects on the expected heights, velocity, duration, rate of rise and sediment transport of the flood waters expected at the site will be negligible and, therefore, should not cause significant damage. See response under item (A) above.*

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Virginia Department of Transportation
Thomas B. Vanpool, Sr. Engineer
Department of Planning
Comments / Responses
Potomac Interceptor, Fairfax County, VA
AMT File No. 109-301
March 26, 2010

1. **Comment:** We have reviewed the above application as requested in your February 16, 2010 transmittal. We have no objection to approval of this application.

RESPONSE: Comment noted no response at this time.

County of Loudoun
Brian Fish, Planner
Department of Zoning Administration
Comments / Responses
Potomac Interceptor, Fairfax County, VA
AMT File No. 109-301
March 26, 2010

1. **Comment:** Please add a general note stating that the subject property is subject to the proffers associated with ZMAP-1986-0013.

RESPONSE: General note #1 revised to include reference to ZMAP-1986-0013, see sheet SE-001.

2. **Comment:** If the landscape buffer modification requested with SPMI-2010-0001 is not granted, a Type 4 Buffer Yard will be required around the site.

RESPONSE: Comment noted no response at this time.

County of Loudoun
Brian G. Fuller, Park Planner, Facilities Planning and Development
Parks, Recreation and Community Services
Comments / Responses
Potomac Interceptor, Fairfax County, VA
AMT File No. 109-301
March 26, 2010

With respect to Parks, Recreation and Community Services (PRCS) we offer the following comments and recommendations to the application proposal:

1. **Comment:** On Sheets 2-4, please revise the Plat Labels for MCPI #010-27-3227 and #010-17-4363 under "Use" to *Potomack Lakes Sportsplex*.

RESPONSE: Additional use information listed as Potomack Lakes Sportsplex added, see sheets SE-002 thru SE-004

2. **Comment:** Staff notes that the access to the proposed site is located within an existing 75' Easement across the northern boundary of the Potomack Lakes Sportsplex. The existing roadbed is located to the southern portion of this easement, adjacent to the playgrounds, picnic pavilion, and soccer fields at the Sportsplex. Staff requests information on how the Applicant intends to mitigate construction equipment and traffic impacts on the park site.

RESPONSE: As discussed with Brian Fuller on April 16, 2010, additional information has been added to General Note #16 on sheet SE-001 that states "PROVISIONS WILL BE MADE TO COORDINATE WITH LOUDOUN COUNTY PARKS DIVISION MANAGER AND POTOMACK LAKES SPORTSPLEX MANAGER REGARDING THE SCHEDULING OF VEHICLE INGRESS/EGRESS TO MINIMIZE CONFLICTS WITH POTOMACK LAKES SPORTSPLEX FACILITY USERS AND MATERIAL & EQUIPMENT DELIVERY VEHICLES."

Comment: Sheets 2-4 do not show the outlines of the baseball/softball and/or soccer fields at the Sportsplex. Please provide information on the distance between the proposed facility and the closest soccer fields.

RESPONSE: Sportsplex ball field outlines have been added to sheets SE-002 thru SE-004.

3. **Comment:** It appears that the proposed facility will not have any negative visual or noise impacts on the Sportsplex, and Staff commends the Applicant for proposing a building façade that will be harmonious with its surroundings.

RESPONSE: Comment noted no response necessary.

County of Loudoun
Todd Taylor, Environmental Review Team
Department of Building and Development
Comments / Responses
Potomac Interceptor, Fairfax County, VA
AMT File No. 109-301
March 26, 2010

The Environmental Review Team (ERT) reviewed the subject application, including plat dated February 4, 2010, and offers the following comments.

1. **Comment:** Please elaborate on the blower design and connection to the sewer manhole with regards to preventing sewage contamination during a flood event. [Revised 1993 Loudoun County Zoning Ordinance (Revised 1993 LCZO) Section 4-1507(C)]

RESPONSE: The Odorous Air pipe intake will be protected by an automatic valve inside the building interior above the finished floor that will be activated by high water in the Potomac Interceptor. The high water indication will shut off the blower and close the valve so water vapor is not pulled into the blower. The sanitary plumbing fixtures are located above the 100-year flood elevation.

2. **Comment:** Staff notes that the Potomac Interceptor, west of the proposed site, aligns with land that is not located within the major floodplain. Please explain why non-floodplain property corresponding to the Potomac Interceptor was not selected for the Odor Abatement Site. [Revised 1993 LCZO Section 4-1507(D)]

RESPONSE: Site selection within the Floodplain was based on an overall Potomac Interceptor (PI) study (from Dulles Airport to the Blue Plains Advanced Waste Water Treatment Facility) performed by Metcalf and Eddy, in 1999. This study identified six locations (1 in the District, 3 in Montgomery County, 1 in Fairfax County, and 1 in Loudoun County) along the entire PI that would meet the design criteria to protect the PI and address odor complaint issues within the PI corridor. Site 46 is the preferred location within Loudoun County for the odor control facility based on site access, community connections, overall effectiveness of odor control facilities, and protection of the PI. This site was selected based on the sewer gas generation associated with the Loudoun County Sanitary Authority's (LCSA) connection to the PI at this location, the available site access agreements with Northern Virginia Regional Park Authority (NVRPA), and the spacing of the influence zones of all six odor control facilities and their blower fans on the entire PI system. And although this location is located within the floodplain and the site was selected over a western location outside of the floodplain based on the maximum operational effectiveness that this facility can provide at this specific location.

3. **Comment:** The Long Term Odor Abatement Program section of the D.C. Water and Sewer Authority website (http://www.dcwasa.com/wastewater_collection/PI/abatement.cfm) provides an illustrative that specifies the active blower building with soundproofing. Please provide information regarding anticipated noise levels generated by the active blower facility. [Revised 1993 LCZO Section 5-1507]

RESPONSE: The noise characteristics of the structure will be attenuated to be below the maximum sound level of 55 dBA per the residential continuous noise maximum dBA listed in Zoning ordinance 5-1507.B.1 measured at the adjacent property line.

4. **Comment:** The proposed facility will result in loss tree canopy. To minimize the impact, staff recommends that a tree preservation plan, identifying tree protection measures, be submitted at the time of site plan for review and approval by the County Urban Forester.

RESPONSE: Comment noted, tree preservation plan will be submitted with the final site plan for review.

5. **Comment:** Please clarify the stormwater management (SWM)/best management practice (BMP) narrative provided on Sheet 6. The narrative references SWM/BMP facilities depicted on the plan, however, no facilities are shown. Also, the reference to a "waiver of stormwater volume requirements is requested as part of this special exception" must be removed, as waivers and modifications to the Facilities Standards Manual (FSM) must be submitted at the time of site plan. Maintaining the request as part of the special exception plan set is misleading and may cause confusion for the future site plan application.

RESPONSE: As discussed the waiver statement under the stormwater /best management practice narrative has been removed; see sheet SE-006. Labels have been added to the level spreaders indicating that they are optional to provide for adequate outfall and subject to change per final site plan as shown on sheet SE-004.

County of Loudoun
Maria Figueroa, Fire-Rescue Planner
Department of Fire, Rescue and Emergency Management
Comments / Responses
Potomac Interceptor, Fairfax County, VA
AMT File No. 109-301
March 26, 2010

1. **Comment:** The Fire and Rescue Planning Staff has no comments. If you have any questions or need additional information, please contact me at 703-777-0333.

RESPONSE: Comment noted no response necessary.

County of Loudoun
Joseph E. Lock,
Division of Environmental Health
Comments / Responses
Potomac Interceptor, Fairfax County, VA
AMT File No. 109-301
March 26, 2010

1. **Comment:** The Virginia Private Well Regulations require that wells must be 50 feet minimum from any sewer main. The well location as shown is within the 75

foot sewer easement which cannot be approved. The well must be relocated outside of the sewer easement and a minimum of 50 feet from the sewer main. (A reduction to 35 feet may be allowed only if special construction materials are utilized and the sanitary district provides adequate documentation.)

The Regulations also require that wells located in flood plains shall be adequately constructed so as to preclude the entrance of surface water during flood conditions. At a minimum, such construction will include extending the well terminus 18 inches above the annual flood level. (Virginia Well Regulations)

The Development of Planning must approve the well being located in the flood plain as well as the necessary water line to the proposed structure.

RESPONSE: Per onsite meeting on April 7, 2010 with Jeff Widmeyer of the Loudoun County Health Department, the well can be within 50' of the PI however it needs to be more than 35' from the PI and will need to locate the well cap above the 100-yr floodplain elevation. Plans have been revised to include the revised location and grading to locate the well cap above the 100-yr floodplain, see sheet SE-004 for details.

County of Loudoun
Marc Lewis-DeGrace, Transportation Planner
Office of Transportation Services
Comments / Responses
Potomac Interceptor, Fairfax County, VA
AMT File No. 109-301
April 9, 2010

1. **Comment:** Please ensure that at site plan phase, the proposed site entrance meets all applicable VDOT design standards.

RESPONSE: Comment noted. If the existing the entrance is located within VDOT maintained roadway and does not meet the VDOT standards for entrances then the entrance will be revised to meet applicable design standards.

2. **Comment:** Subject to resolution of the comment listed above, OTS would have no objection to the approval of these applications.

RESPONSE: Comment noted no response necessary.

County of Loudoun
Joe Gorney, Senior Planner
Office of Transportation Services
Comments / Responses
Potomac Interceptor, Fairfax County, VA
AMT File No. 109-301
April 1, 2010

1. **Executive Summary Comment:** To be fully consistent with the Comprehensive Plan, staff recommends that the applicant provide commitments regarding stormwater management, wetlands, forest resources, screening, and building design.

RESPONSE: Comment noted see above comment responses to Todd Taylor with the Environmental Review Team for information on stormwater management and forest resources. See below for comment responses regarding wetlands, screening and building design.

2. **River & Stream Corridor Resources Comment:** Staff recommends that the applicant commit to the LID measures to be employed. Additionally, staff recommends that the applicant avoid impacts to wetlands and specify the actions to be taken during construction to avoid any direct or indirect impacts to these resources, including soil compaction.

RESPONSE: Wetland impacts are being limited to the maximum extent possible for the building and underground pipe locations, construction impacts to these resources should be minimal due to the utilization of the existing gravel roadway for site access and material storage is to be located outside of these wetland areas.

3. **Forest Resources Comment:** Staff recommends that the applicant specify the tree protection measures to be taken during construction to protect the surrounding vegetation from any direct physical damage or from indirect impacts, including soil compaction. Staff recommends that the applicant consider the replacement of the impacted forest resources within other portions of the Special Exception area, including the south side of the gravel access driveway, using indigenous plants. The applicant should coordinate with the County Urban Forester regarding these measures.

RESPONSE: Comment noted see above comment responses to Todd Taylor with the Environmental Review Team for information on and forest resources.

4. **Vegetation & Landscape Treatment Comment:** Given that the proposed facility is surrounding by existing trees to the north, east, and west, and a gravel access driveway to the south, a fence and a fully planted buffer may be unnecessary. However, staff recommends that the applicant commit to the revegetation of disturbed areas surrounding the building following construction with indigenous vegetation.

RESPONSE: Comment noted see above comment responses to Todd Taylor with the Environmental Review Team for information on and forest resources. The disturbed areas surrounding the building will be revegetated with native trees and shrubs. A native seed mix will be used in lieu of traditional turfgrass.

5. **Building Design Comment:** Staff recommends that the applicant commit to the use of the depicted architectural treatments to ensure compatibility with the surrounding uses.

RESPONSE: The building design has been coordinated with NVRPA regarding the building appearance and DCWASA is committed to providing the building façade that is similar in nature to the Colvin Run Mill building.

6. **Commission Permit Comment:** Staff finds that the general location, character, and extent of the proposed use is in substantial accord with the Comprehensive Plan and recommends approval of a Commission Permit for the proposed use.

RESPONSE: Comment noted no response necessary.

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Important! The adopted Affidavit and Reaffirmation of Affidavit forms shall not be altered or modified in any way. Any form that is altered or modified in any way will not be accepted.

REAFFIRMATION OF AFFIDAVIT

In reference to the Affidavit dated December 16, 2009

(enter date of affidavit)

For the Application Potomac Interceptor Odor CMPT 2010-002
Abatement Site, with Number(s) SPEX 2009-0041
[enter Application name(s)] [enter Application number(s)]

I, J. Keith Sinclair, Jr., do hereby state that I am an

(check one) Applicant (must be listed in Paragraph C of the above-described affidavit)
 ✓ Applicant's Authorized Agent (must be listed in Paragraph C of the above-described affidavit)

And that to the best of my knowledge and belief, the following information is true:

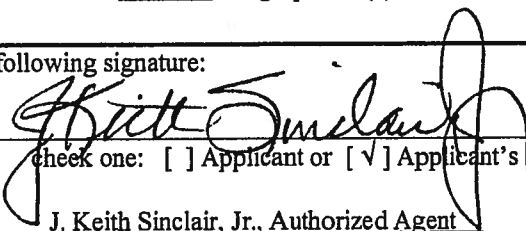
(check one) I have reviewed the above-described affidavit, and the information contained therein is true and complete as of _____, or;
(today's date)

 ✓ I have reviewed the above-described affidavit, and I am submitting a new affidavit which includes changes, deletions or supplemental information to those paragraphs of the above-described affidavit indicated below:

(Check if applicable)

 Paragraph C-1
 ✓ Paragraph C-2
 Paragraph C-3
 Paragraph C-4(a)
 Paragraph C-4(b)
 Paragraph C-4(c)

WITNESS the following signature:


check one: [] Applicant or [✓] Applicant's Authorized Agent
J. Keith Sinclair, Jr., Authorized Agent
(Type or print first name, middle initial and last name and title of signee)

Subscribed and sworn before me this 4th day of May, 2010, in the
State/Commonwealth of Virginia, in the County/City of Fairfax.


Notary Public

My Commission Expires: July 31, 2010
Notary Registration Number: 152613

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I, J. Keith Sinclair, Jr., do hereby state that I am an

 Applicant

X Applicant's Authorized Agent listed in Section C.1. below

in Application Number(s): CMPT 2010-002 & SPEX 2009-0041

and that to the best of my knowledge and belief, the following information is true:

C. DISCLOSURES: REAL PARTIES IN INTEREST AND LAND USE PROCEEDINGS

1. REAL PARTIES IN INTEREST

The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS** and **LESSEES** of the land described in the application* and if any of the forgoing is a **TRUSTEE**** each **BENEFICIARY** of such trust, and all **ATTORNEYS**, and **REAL ESTATE BROKERS**, and all AGENTS of any of the foregoing.

All relationships to the persons or entities listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together (ex. Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc.) For a multiple parcel application, list the Parcel Identification Number (PIN) of the parcel(s) for each owner(s).

PIN	NAME (First, M.I., Last)	ADDRESS (Street, City, State, Zip Code)	RELATIONSHIP (Listed in bold above)
010-10-0295	District of Columbia Water and Sewer Authority	5000 Overlook Avenue, S.W. Washington, D.C. 20032	Applicant
010-10-0295	Northern Virginia Regional Park Authority	5400 Ox Road Fairfax Station, VA 22039	Title Owner
010-10-0295	J. Keith Sinclair, Jr. A. Morton Thomas and Associates, Inc.	14900 Conference Center Drive, Suite 180 Chantilly, VA 20151	Agent

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** In the case of a TRUSTEE, list Name of Trustee, name of Trust, if applicable, and name of each beneficiary.

Check if applicable:

 There are additional Real Parties in Interest. See Attachment to Paragraph C-1.

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)
District of Columbia Water and Sewer Authority.
5000 Overlook Avenue, SW
Washington, DC 20032

Description of Corporation:

☒ There are 100 or fewer shareholders and all shareholders are listed below.

☐ There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

☐ There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

☐ There are more than 500 shareholders and stock is traded on a national or local stock exchange.

Names of Shareholders:

SHAREHOLDER NAME (First, M.I., Last)	SHAREHOLDER NAME (First, M.I., Last)
Non-Stock Entity	

Names of Officers and Directors:

NAME (First, M.I., Last)	Title (e.g. President, Treasurer)
George S. Hawkins	General Manager

Check if applicable:

☐ There is additional Corporation Information. See Attachment to Paragraph C-2.

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)
 Northern Virginia Regional Park Authority.
 5400 Ox Road
 Fairfax Station, VA 22039

Description of Corporation:

☒ *There are 100 or fewer shareholders and all shareholders are listed below.*

☐ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

☐ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

☐ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of Shareholders:

SHAREHOLDER NAME <i>(First, M.I., Last)</i>	SHAREHOLDER NAME <i>(First, M.I., Last)</i>
Non-Stock Entity	

Names of Officers and Directors:

NAME <i>(First, M.I., Last)</i>	Title <i>(e.g. President, Treasurer)</i>
Paul A. Gilbert	Executive Director

Check if applicable:

☐ There is additional Corporation Information. See Attachment to Paragraph C-2.

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)
A. Morton Thomas and Associates, Inc.
14900 Conference Center Drive, Suite 180
Chantilly, VA 20151

Description of Corporation:

☒ *There are 100 or fewer shareholders and all shareholders are listed below.*

☐ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

☐ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

☐ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of Shareholders:

SHAREHOLDER NAME (First, M.I., Last)	SHAREHOLDER NAME (First, M.I., Last)
Max Kantzer	
Jerry Kavadias	
Richard Khalil	
Stuart Robinson	
Daniel Schriever	
Murphy Tuomey	
Michael J. Wiercinski	

Names of Officers and Directors:

NAME (First, M.I., Last)	Title (e.g. President, Treasurer)
Michael J. Wiercinski	President
Jerry Kavadias	Senior Vice President
Murphy Tuomey	Senior Vice President
Rich Khalil	Treasurer
Stuart Robinson	Vice President and Secretary
Gregory Osband	Director

Check if applicable:

☐ There is additional Corporation Information. See Attachment to Paragraph C-2.

3. PARTNERSHIP INFORMATION

The following constitutes a listing of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in the affidavit.

Partnership name and address: (complete name, street address, city, state, zip)

_____ (check if applicable) The above-listed partnership has no limited partners.

Names and titles of the Partners:

<i>NAME</i> (First, M.I., Last)	<i>Title</i> (e.g. General Partner, Limited Partner, etc)

Check if applicable:

_____ Additional Partnership information attached. See Attachment to Paragraph C-3.

4. ADDITIONAL INFORMATION

- a. One of the following options **must** be checked:

☐ In addition to the names listed in paragraphs C. 1, 2, and 3 above, the following is a listing of any and all other individuals who own in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

☒ Other than the names listed in C. 1, 2 and 3 above, no individual owns in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

Check if applicable:

☐ Additional information attached. *See Attachment to Paragraph C-4(a).*

- b. That no member of the Loudoun County Board of Supervisors, Planning Commission, Board of Zoning Appeals or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land, or as beneficiary of a trust owning such land.

EXCEPT AS FOLLOWS: (If none, so state).

None

Check if applicable:

☐ Additional information attached. *See Attachment to Paragraph C-4(b).*

- c. That within the twelve-month period prior to the public hearing for this application, no member of the Loudoun County Board of Supervisors, Board of Zoning Appeals, or Planning Commission or any member of his immediate household, either individually, or by way of partnership in which any of them is a partner, employee, agent or attorney, or through a partner of any of them, or through a corporation (as defined in the Instructions at Paragraph B.3) in which any of them is an officer, director, employee, agent or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has or has had any business or financial relationship (other than any ordinary customer or depositor relationship with a retail establishment, public utility, or bank), including receipt of any gift or donation having a value of \$100 or more, singularly or in the aggregate, with or from any of those persons or entities listed above.

EXCEPT AS FOLLOWS: (If none, so state).

None

Check if applicable:

☐ Additional information attached. *See Attachment to Paragraph C-4(c).*

D. COMPLETENESS

That the information contained in this affidavit is complete, that all partnerships, corporations (as defined in Instructions, Paragraph B.3), and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, OR LESSEE of the land have been listed and broken down, and that prior to each hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including any gifts or business or financial relationships of the type described in Section C above, that arise or occur on or after the date of this Application.

WITNESS the following signature:



check one: ☐ Applicant or ☒ Applicant's Authorized Agent

J. Keith Sinclair, Jr., Applicant's Authorized Agent

(Type or print first name, middle initial and last name and title of signee)

Subscribed and sworn before me this 4th day of May, 2010, in
the State/Commonwealth of Virginia, in the County/City of Fairfax.


Notary Public

My Commission Expires: July 31, 2010

Notary Registration Number: 152613